



## **RESIDENTIAL BOARD OF ADJUSTMENT**

### **AGENDA**

**Wednesday, December 17, 2014**

**1:30 PM**

**1000 Throckmorton**

**City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/planninganddevelopment/boards>**

#### **BOARD MEMBERS:**

Paul Johnston, Vice Chair

Ronald R. Shearer

Moiri Brown

Joey Dixon

De De Smith

Clifford (Carl) Logan, Chair

Wade Chappell

Steve Epstein

Darien George

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**I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber**

**A. Election of Chair and Vice-Chair**

**B. Review of Cases on Today's Agenda**

**C. Review of Variance Hardship Criterion**

**II. 1:30 P.M. PUBLIC HEARING Council Chamber**

**A. Approval of Minutes of November 19, 2014 Hearing**

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## **B. Translation Cases**

### **1. BAR-14-191**

**Luis Navarro & Maria Rodriguez**  
3013 Mesquite Road

- a. Request a **VARIANCE** in an “A-5” One-Family District to waive the requirement of 2 parking spaces behind the front building line.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory structure with 990 square feet, where 400 square feet is allowed, excessive by 590 square feet.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of an accessory structure that encroaches 1 foot into a 5-foot rear yard setback, creating 4-foot rear yard setback.

## **C. Continued Cases** **None**

## **D. New Cases**

### **2. BAR-14-180**

**Happy Realty by Jerry Hawkins**  
1716 Ashland Avenue

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of driveway paving covering 82% of the front yard, where 50% coverage is allowed, excessive by 32%.

### **3. BAR-14-181**

**Jose & Lidia Rosales**  
1108 Karnes Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to waive the requirement of 2 parking spaces behind the front building line.

### **4. BAR-14-182**

**Jose Olmos**  
600 E. Fogg Street

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a front yard open design fence design fence 6 feet in height, excessive by 1 foot.

### **5. BAR-14-183**

**Glenn, Sharleen & Nicole Leimbach**  
2549 Rogers Avenue

- a. Request a **VARIANCE** in a “B” Two-Family District to permit the construction of a second detached dwelling unit on a lot of 7,250 square feet where 7,500 square feet is required, deficient by 250 square feet.



**6. BAR-14-184**

**Johnnie Winters**  
9908 Caravelle Court

- a. Request a **SPECIAL EXCEPTION** under the “A-5” One-Family District to permit the continued use of a carport in a front yard setback where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to waive the requirement of 2 parking spaces behind the front building line.

**7. BAR-14-185**

**Perry & Jennifer Reed**  
4549 Elm River Court

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a new residence that would encroach 13 feet 11 inches into the 26-foot established front yard setback (to the northeast), deficient by 12 feet 1 inch.
- b. Request a **VARIANCE** in an “R-1” Zero Lot Line/Cluster District to permit the construction of a new residence that would encroach 13 feet 11 inches into the 22-foot established front yard setback (to the northwest), deficient by 8 feet 1 inch.

**8. BAR-14-187**

**CLT Management, LP by Tammy Hawkins**  
6908 Sunnybank Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 4-foot solid fence in the projected front yard.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a solid fence 6 feet in height, excessive by 2 feet.

**9. BAR-14-188**

**Rosalyn & Cal M Quigley III**  
6001 Bee Balm Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 4-foot solid fence in the front yard.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a solid fence 6 feet in height, excessive by 2 feet above the 4-foot height allowed with a special exception.

**10. BAR-14-189**

**Angela Fields & Michael Nooney**  
1808 Rockridge Terrace

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an addition to the front of the house that would encroach 5 feet into a 30-foot established front yard setback, creating a 25-foot front yard setback.

**11. BAR-14-190**

**Rodolfo Garcia**  
2925 S. Jones Street

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the conversion of a garage into a living space that encroaches 5 feet into a 5-foot side yard setback, creating 0-foot side yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to waive the requirement of 2 parking spaces behind the front building line.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of accessory structure of 442 square feet, where 200 square feet is allowed, excessive by 242 square feet.



**12. BAR-14-192**

**Roger & Elizabeth Sell**  
316 Ridgewood Road

- a. Request a **VARIANCE** in an "A-10" One Family District to construct a residential dwelling where exterior walls contain 0% masonry, where a minimum of 50% is required.

**13. BAR-14-193**

**Rogue Puente**  
5457 Santa Barbara Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to waive the requirement of 2 parking spaces behind the front building line.

**14. BAR-14-194**

**Mike & Debra Shera**  
9404 Heron Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residential addition that would encroach 26 feet into a 50-foot established front yard setback, creating a 24-foot established front yard setback.

**15. BAR-15-006**

**Neal Nealy III**  
2835 & 2837 Fitzhugh Ave

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a second garage on a single residential lot of less than ½ acre, where one garage is allowed.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of an addition to the primary residence that encroaches 7 feet into a 10-foot side yard setback, creating 3-foot side yard setback.

**III. ADJOURNMENT:**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**ASISTENCIA DURANTE LA REUNION PUBLICA:**

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impressiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

**Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, December 10, 2014 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas